City of Williamsburg
Residential Plan Review Record

Date:___/___/___

Project Address:_____ Applicant:_____

Code: 9 CABO 9 BOCA Reviewer: 9 Catlett 9 Carter Phone #: _____

Preliminary Review:

9 Two copies of building plans; site plan with finished grade and dimensions from lot lines; soil report when required by city policy

9 Name, address, and phone number of the plan preparer on the top sheet of both copies of each plan. Signed and sealed if prepared by a Virginia licensed design professional

Construction Documents:

9 Four elevations with floor elevations above grade, roof pitch and drawing scale clearly noted

9 Foundation plan drawn to 1/4" scale with requirements of the soils report as well as code specifications

9 Floor plan drawn to scale and have all dimensions and rooms labeled

9 Detailed wall or building sections showing conformity to chosen model code and model energy code requirements (or evidence supplied to verify proposed alternate construction). Exterior wall sections show attic and vaulted ceiling ventilation, and roof tie-downs

9 Two copies of truss (floor/roof) plans by supplier or design professional (9 Roof truss plan deferred)

9 Framing members, joists, beams, girders, and posts labeled as to location, direction, size, lumber grade and species

9 Joist spans on floor plans, foundation plan, and decks and porches

9 Overhead (plan view) plan of roof framing provided showing hip, valley, ridge rafters, and dormer construction

9 Load paths clearly shown from roof to foundation bearing (9 Structural engineer analysis provided)

9 Window and door sizes are labeled on plan or schedule provided

9 Engineering for special construction features (false brick chimneys, retaining walls greater than 3', etc.)

Non Structural and Building Planning:

9 Location on lot 3' or more from property line, or one hour wall; window limitations (BOCA see Chapter 7)(303)

9 Room sizes (303 - 305)

9 Sanitation requirements (306 - 307)

9 Glazing (308) (Note: Check for unusual safety glazing locations such as windows above tubs, long windows greater than 9 square feet in size, and skylights. Make sure safety glazing is indicated by the designer or apply red stamp.)

9 Garages (309):

° No openings to sleeping rooms

° Doors 1 3/8" solid wood or 20 minute rated equivalent

° Separation of ½" gypsum or equivalent on garage side (See BOCA 407 if BOCA Code used in design for additional requirements)

° Noncombustible floor surface that drain toward main doors

9 Egress (310 - 315):

° One 3' x 6' 8" egress with approved locks

° Sleeping rooms with 5.7 square foot (5 square foot first floor if at grade) opening with minimum 22" clear height and 20" clear width. 44" max. sill height

° Stairs - under stair protection, 3' x 3' landing, 8 1/4" max. riser height and 9" min. tread width. Winders min. 6" at narrowest point (Winders must have handrail on narrowest side)

° Handrail 30" - 38" on one side of each stair with three or more risers. Handrail not to be broken by newel or wall and maintained continuous from beginning of bottom tread to end of top riser

° Guardrails on open sides of stairs/floors with 30" or more change of grade. Guard height of 36"

9 Smoke detectors: Each floor, outside and in each sleeping room, interconnected, AC/DC power supply (316) (Stamp requirements on plans if not shown)

9 Moisture vapor retarders (321.1)

Foundations:

9 Frost depth (12") or to depth of soils report; width as to Table 403.1. Edge thickness 6" min.; projection 2" min., but ≤ to footing thickness (403)

9 Minimum wall thickness and depth of fill comply with Table 404.1.1a

9 Drainage around habitable/useable space (405). Dampproofing if basement is below grade (406)

9 Equal interior ground height for crawl space if high water table or drainage problems indicated (406.2)

9 Treated sill plate if less than 8" above grade or on slab (322)

9 Bolting:

° Concrete: ½" diameter bolt at 6' o.c., within 12" of corner, 7" embedment

° Masonry: Same as above except 15" embedment

9 Columns decay resistant, meet structural requirements; 4" min. for wood, 3" min. standard weight for steel (408)

9 Crawl space (409);

- Ventilation 1/150 if no vapor barrier; 1/1500 with vapor barrier
- Access door 18" x 24"

Comments:

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Floors:

9 Floor joist design live load:
  - 9 Actual bedrooms 30 psf (Table 502.3.1b); all other areas 40 psf (Table 502.3.1a)
  - 9 Balconies 60 psf (no table); decks 40 psf (Table 502.3.1b -25% or use PTL span table)
  - 9 Attic with roof slope greater than 3:12 20 psf (Table 802.4b); 10 psf if 3:12 or less (Table 802.4d)
9 Dead load 10 psf unless unusually heavy finish material used (clay or cement tile, etc.)
9 Joist spans within tables listed above for lumber type and grade provided or engineering provided
9 Floor truss plan by supplier or design professional for engineered floor truss systems; point loads shown and properly placed and designed
9 Girders and beams (Tables 502.3.3a and 502.3.3b or use computer beam calculator)
  - Wood beams sized and located on plans and in compliance with design load
  - Laminated beams sized and located on plans and in compliance with design load
  - Steal beams sized and located on plans and in compliance with design load (Computer verified)
  - Composite (wood and flitch plate) beams sized and located on plans in compliance with design load (Flitch plate design information in CABO Commentary in plan reviewers office)
9 Sizes verified with: θ CABO tables θ Computer beam calculator θ Manufacturer printout θ Engineer
9 Printouts or supporting documents attached to review record; point load placement verified
9 Columns/piers supporting girders sized according to Table 502.3.3b or other recognized method
9 Footing supporting columns/piers sized according to Table 502.3.3b or other recognized method
9 Double joist under bearing partitions (502.3.2); bridging if joist depth to thickness exceeds 1:6; ends braced
9 Floor openings properly framed; double header if greater than 4'
9 Draftstopping every 1000 square feet where required by Section 502.11 (open web joist and drop ceilings)
9 Floor sheathing properly sized and within allowable spans (Tables 503.2.1.1a and b)
9 Concrete floors
  - Minimum 3 ½" thickness with vapor barrier and 2500 psi concrete deign
  - Prepared subgrade max. 24" for stone or sand without engineering; 8" for soil
  - Base course of 4" stone if slab below grade

Wall Construction:

9 2 x 4, 16" o.c. supporting up to one floor and roof; 2 x 6, 16" o.c. supporting two floors and roof (Table 602.3b)
9 Headers sized with Tables 602.6 & 602.6.2
9 Firestopping (602.7)
9 Masonry (Section 604)
  - Pier height not to exceed 10 times least dimension if grouted, 4 times if ungrouted (604.5)
  - Pier cap solid if hollow block
  - Course of solid block to be used at change of thickness (604.2.3)
  - Minimum thickness (604.2.1)
  - Lateral support (Table 604.8)
  - Beam and joist bearing (604.13 & 604.13.1)
9 Wall covering (Chapter 7)
9 Bathtub and shower space; non absorbent to 6' from floor (702.4)
9 Paneling min. 1/4" thickness; stud spacing 16" max. (702.5)
9 Exterior sheathing paper (703.2)
9 Masonry veneer ties (703.7 & Figure 703.7); weep holes, flashing, and lintels (703.7.1, 703.7.3, 703.7.4, 703.8)

Roof and Ceiling Construction:

9 Cathedral ceilings (802.2.1 and Table 802.4e)
9 Rafter ties where joist not parallel to ceiling joist 4' o.c. (802.3)
9 Truss drawings (9 deferred to framing inspection)
9 Rafter and joist sizes correct (#2 SPF assumed if grade and species not provided)
  - Table 802.4e utilized for cathedral ceilings
  - Table 802.4q utilized for high slope rafters with light roof covering
  - Table 802.4n utilized for high slope rafters with heavy roof covering
  - Table 802.4k utilized for low slope (3:12 or less) rafters
9 Hip and valley rafters shown and appropriately sized
9 Roof sheathing (803.2),
9 Ventilation: 1:150 square feet; 1:300 if high/low ventilation is provided for a min. of 50% (80% max.)(806)
9 Access of 22" x 30" provided to attic spaces if greater than 30" in height (807)

9 Roof covering (Chapter 9)

Fireplaces and Chimneys:

9 Construction (1001.1 & Figure 1003.1), termination 3' but no less than 2' above any point within 10'.
9 Hearth size and hearth extension size and material (1003.7 & 1003.8)
9 Clearances (1001.14 &1003.9); from combustible at opening (1003.11)
9 Factory built fireplaces and chimneys (Section 1004)
9 Exterior air supply (Section 1006)

Comments:

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